



PLANNING COMMISSION MEETING
 Stonecrest City Hall’s *Zoom Video** - 6:00 PM
 August 3, 2021

A G E N D A

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk’s Office via telephone (770-224-0200).

**Meeting will be held virtually via the www.zoom.com. Meeting can be viewed on the City of Stonecrest YouTube page. Citizens wishing to make public comment may submit their questions in writing to read at the meeting, or those who wish to make live comments during the public hearing may submit a request for a zoom link via email address lillian.lowe@stonecrestga.gov . Requests must be submitted by noon the day of the meeting, August 3, 2021.*

- I. Call to Order**
- II. Roll Call**
- III. Swearing in of new Planning Commission member, Cheryl Moore-Mathis.**
- IV. Approval of the Agenda**
- V. Presentations -** Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases.
- VI. Public Comments –** Lillian Lowe will read public comments submitted before the meeting.
- VII. Approval of Minutes:** The ‘Special Called’ Planning Commission Meeting Minutes Summary dated June 22, 2021.
- VIII. Old Business**
 - 1. Public Hearing:**

LAND USE PETITION:	RZ-21-002
PETITIONER:	Alphabet Daycare c/o Shanteria Vaughn, and Titus Hood
LOCATION:	3174 Miller Rd
PROPOSED AMENDMENT:	Proposed rezoning from R-100 (Residential Medium Lot) to OI (Office-Institutional) for a child day care center.
- IX. New Business**
 - 1. Public Hearings:**

LAND USE PETITION:	RZ-21-003
PETITIONER:	APEX Land Company, LLC
LOCATION:	3177 Panola Road and 5207 Thompson Mill Road
PROPOSED AMENDMENT:	Proposed rezoning from NS (Neighborhood Shopping) and R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 76-unit townhome community.

LAND USE PETITION: CP-21-001
PETITIONER: Duke Realty
LOCATION: 2975 Evans Mill Rd and 6378 East Glen Rd
PROPOSED AMENDMENT: Proposed amendment to the 2038 Stonecrest Comprehensive Plan, amending the Future Land Use Map from City Center to Light Industrial.

LAND USE PETITION: RZ-21-004
PETITIONER: Duke Realty
LOCATION: 2975 Evans Mill Rd and 6378 East Glen Rd
PROPOSED AMENDMENT: Proposed rezoning from R-100 (Residential Medium Lot-100) Stonecrest Overlay Tier 4 to OD (Office/ Distribution) for the development of 329,280 sf Distribution Center. The rezoning would remove the subject property from the Stonecrest Overlay District.

LAND USE PETITION: RZ-21-005 – **DEFERRED AT THE REQUEST OF THE APPLICANT**
PETITIONER: WSM Associates, LLC c/o Battle Law, P.C.
LOCATION: 6301 Browns Mill Rd
PROPOSED AMENDMENT: Proposed rezoning from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 31 single family detached house community. The subject property is within and is proposed to remain within the Arabia Mountain Overlay District.

LAND USE PETITION: TMOD-21-005
PETITIONER: Ashbury Automotive Group
LOCATION: Stonecrest Overlay District
PROPOSED AMENDMENT: Amendment Stonecrest Zoning Ordinance, Chapter 27, Article 3, Division 5, Stonecrest Area Overlay District text to allow automotive dealerships as a permitted use.

LAND USE PETITION: TMOD-21-006
PETITIONER: Planning & Zoning Department
LOCATION: Stonecrest Overlay District
PROPOSED AMENDMENT: Replacing outdated references in the Stonecrest Zoning Ordinance, Chapter 27, Article 3, Division 5, Stonecrest Overlay District text to the OCR (Office-Commercial-Residential) District with MU-4 (Mixed Use High Density) District, and RM-HD (Multifamily Resident High Density with HR-2 (High Density Residential-2) District.

X. Adjournment